

**Know all Men by these Presents,**

**That** 022706  
JUDITH E. LABBE, of Waterville, County of Kennebec and State of  
Maine

in consideration of ONE (\$1.00) DOLLAR and other Valuable Considerations

paid by DONALD H. FITZWATER, JR. and CONSTANCE T. FITZWATER both of Belgrade  
Lakes, County of Kennebec and State of Maine

whose mailing address is

Rt #1 Box 700  
Belgrade Lakes, ME 04918

TRANSFER  
TAX  
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said DONALD H. FITZWATER, JR. and CONSTANCE T. FITZWATER

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and  
State of Maine, and described as follows:

BEING Lot #35, as shown on a Plan of Cherry Hill dated August 29, 1950 and made by  
Harry E. Green for H.D. Eaton, Proprietor, and recorded at the Kennebec County  
Registry of Deeds in Plan Book 17, Pages 34 and 35. Lot #35 is more particularly  
described in a Plan entitled "Lots on Cherry Hill" dated August 29, 1966 and made  
by R.G. Knowlton, C.E., for SILVER LAKE REALTY COMPANY, which Plan is to be  
recorded concurrently with this deed.

Subject to the restrictions and covenants numbered 1 through 4, more specifically  
outlined in a deed from A. Raymond Rogers and Arthur T. Eaton, Executors and  
Trustees under the will of Harvey D. Eaton, to the SILVER LAKE REALTY COMPANY, INC.  
dated June, 1966 and recorded at the Kennebec County Registry of Deeds in Book 1420  
Page 826. Note that the fourth restriction referred to above has been amended to  
read that "no building or any part of a building shall be erected or allowed to  
stand upon said lot within fifty feet of the street bounding the lot", by virtue of  
the Affidavits of Arthur T. Eaton and A. Raymond Rogers, Executors of the will of  
Harvey D. Eaton, which Affidavits are dated January 9, and February 20, 1968,  
respectively, and which are recorded at the Kennebec County Registry of Deeds in  
Book 1459, Page 729 and Book 1462, Page 868.

Also subject to an easement given by Anna Marie Hunter to Scott Paper Company et al  
for sewer rights, dated July 6, 1970 and recorded at the Kennebec County Registry  
of Deeds in Book 1525, Page 81 to which reference is made for a more particular  
description.

Being the same premises conveyed to Judith E. Labbe by warranty deed of H. Bruce Labbe  
and the SILVER LAKE REALTY COMPANY, INC. dated February 11, 1983 and recorded in  
the Kennebec Registry in Book 2541, Page 142.

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To have and to hold

the aforegranted and bargained premises, with all the privileges

42-31

and appurtenances thereof, to the said

DONALD H. FITZWATER, JR. and CONSTANCE T. FITZWATER

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

I

do

warrant

with the said Grantees, their heirs and assigns, that

lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID;

that I

have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I

and

my

heirs

shall and will warrant and defend the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

I

the said

JUDITH E. LABBE

XXX

~~Notarized in presence of~~

~~Notarized in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the~~

~~Notarized described premises~~, have hereunto set my hand and seal this 31st day

of the month of August, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

Terry L. Gagnon

JUDITH E. LABBE

State of Maine, County of

Kennebec

ss.

August 31, 1987.

Then personally appeared the above named

JUDITH E. LABBE

and acknowledged the foregoing instrument to be

her

free act and deed.

Before me,

TERRY L. GAGNON  
MY COMMISSION EXPIRES  
JULY 2, 1992

Terry L. Gagnon

Terry L. Gagnon  
NOTARY PUBLIC

Notary Public  
ATTEST



RECEIVED KENNEBEC SS.

1987 SEP -2 AM 9:00

RECORDED FROM ORIGINAL

Printed Name, .....